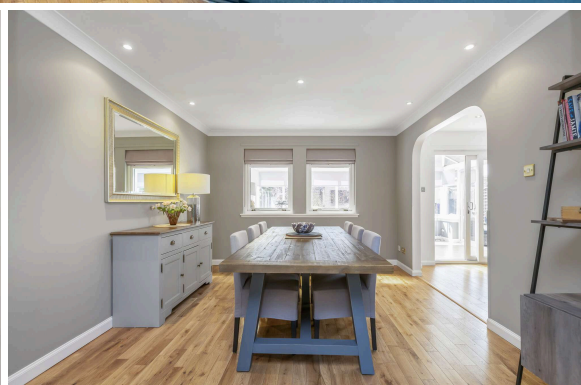




3 Stoneyhill Gardens
MUSSELBURGH | EH21 6RG


warners
solicitors & estate agents



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Beautifully presented, five-bedroom detached family home boasting a private, south-west facing rear garden and forming part of an exclusive development in the highly sought-after coastal town of Musselburgh in East Lothian.

This stunning family home offers well-planned and flexible accommodation over two levels and is presented to the market in true move-in condition. On the ground floor, the spacious living room lets in plenty of natural light, and from here a large archway leads naturally through to the dining area. The modern kitchen is well-appointed and boasts a delightful breakfast bar extension, and just off the kitchen lies a handy utility room. The conservatory provides a great space, flooded with an abundance of natural light, for relaxing or entertaining, and from here French doors open out to the south-west facing, private rear garden. The bedroom on this level could alternatively be employed as a play room or sitting room, and a WC completes the accommodation on this level.

Upstairs, the principal bedroom benefits from a stylish ensuite shower room. The three further bedrooms are all well-sized doubles, with each room having the potential to be employed as a home office or gym giving the property a high degree of flexibility. A family bathroom completes the internal accommodation. Offering immense appeal to those looking for a family home within easy commuting distance of Edinburgh's city centre, early viewing is essential to appreciate everything that this home has to offer.

- Five-bedroom detached family home
- Front & rear garden
- Excellent nearby amenities
- Driveway
- Unique, gated private road

All curtains, blinds, integrated fridge freezer, integrated dishwasher and integrated wine fridge all included in sale. Energy Rating: C Council Tax Band: C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges for communal grounds £150 every three months.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. The property is a ten minute walk to Musselburgh train station and the train journey is just 7 minutes to Waverley station, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

